



# CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Acceptance of Improvements Under Contract for Hutchins Street Square Conference and Performing Arts Center, 125 South Hutchins Street, and Notification of Final Contract Change Orders

**MEETING DATE:** October 7, 1998

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council accept the improvements under the "Hutchins Street Square Conference and Performing Arts Center" contract and direct the City Engineer to file a Notice of Completion with the County Recorder's office.

Also, in accordance with the Contract Change Order Policy, the City Council is being informed of change orders approved by the City Manager for this project since the July 1, 1998, meeting.

**BACKGROUND INFORMATION:** The project was awarded to F & H Construction, of Stockton, on November 6, 1996, in the amount of \$8,262,010.00. The contract has been completed in substantial conformance with the plans and specifications approved by the City Council.

The final contract amount is \$9,538,194.63. The difference between the contract amount and the final contract price is due to change orders. With those shown below, Council has been informed of all change orders. The total cost of change orders to date is \$1,276,184.63. Of this amount, approximately \$1,100,000.00 is due to owner-requested additional work (amphitheater, landscaping, orchestra shell, theatrical lighting, theatrical draperies, street improvements, etc.). The project is 100 percent complete. Outlined below is a description of the work involved in the final change orders. More detailed descriptions and backup information for these change orders are available in the Public Works Department.

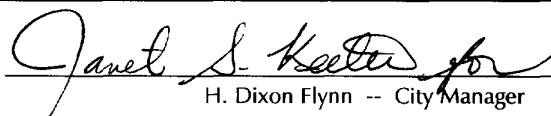
Change Order No. 126 - This change is for additional floor-covering work. (\$2,864.40)

Change Order No. 127 - This change order is for additional asphalt to repair Hutchins Street to the center line between Oak and Walnut streets, and additional sidewalk work along Hutchins and Walnut streets due to unknown subgrade conditions. (\$23,951.69)

Change Order No. 128 - This change order covers the cost of access ladders over the rooftop HVAC ducts to allow easier access for future maintenance work. (\$5,402.74)

Change Order No. 129 - This change order covers several small additions in work that were required to complete the project properly. Included are: wall furring to align existing brick walls, a water heater disconnect switch, a code-required ramp in the administration conference room, fire-code-required elevator recall system, replacement of the theater roof drain sumps, and sealant at exterior wall joints. (\$8,202.48)

APPROVED:

  
H. Dixon Flynn -- City Manager

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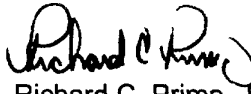
Change Order No. 130 - This change order covers the cost of adding offices at the second floor of the Fine Arts Building for the Lodi Arts Commission. (\$11,517.85)

Change Order No. 131 - This change order covers the cost of abatement of lead-based paint on the theater roof cornice in accordance with OSHA regulations. (\$24,648.75)

Change Order No. 132 - This change order covers the cost of additional street, sidewalk and landscaping work due to the removal of the unknown existing underground storage tanks along Hutchins Street near Walnut Street. (\$19,211.02)

These change orders complete all contract work on this project.

**FUNDING:** There are sufficient funds budgeted in the Hutchins Street Square Conference and Performing Arts Center account to cover these seven change orders (\$95,798.93).

  
Richard C. Prima, Jr.  
Public Works Director

Prepared by Gary R. Wiman, Construction Manager

RCP/GRW/lm

cc: Purchasing Officer  
Fleet and Facilities Manager  
Community Center Director  
Accounting Manager  
Construction Manager  
F & H Construction